



# FOR SALE/LEASE

232 Pond Street · Natick, MA



## BUILDING

- First Floor: 3,200 Square Feet
- Second Floor: 3,200 Square Feet

## CURRENT LEASE

- 1,332 Square Feet on the 2nd Floor.
- The remaining SF within the building can be delivered vacant.

## PROPERTY HIGHLIGHTS

- Ability for single or multiple occupancy
- Offers signage/visibility
- Exclusive parking lot
- Onsite management
- Easy accessibility to Boston via I-90

## AREA AMENITIES

- Walgreens
- Pizza Hut
- Home Depot
- Crowne Plaza Hotel
- Natick Wine & Spirits
- Planet Fitness
- Staples
- Honey Dew Donuts
- Station 5 Grille
- Roche Brothers
- Natick Mall
- Liberty Ice Cream
- Pizza Peddler & Deli
- West Natick Train Station
- Margaritas Mexican Bar & Grill

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## SPECIFICATIONS

Building Square Footage: 6,400 ± SF

Lot Size: 1.45 Acres (63,162 SF)

Parking: 35 Surface Spaces  
Ratio 5/1,000 SF

Roof: Replaced in 2009

HVAC: 5 Gas Fired Packaged  
Rooftop Units

Zoning: Commercial/Medical

Year Built: 1982

Lease: Dentist Office  
Lease Expiration 9/30/2018



# BOSTON

Lake Cochituate



Cloverleaf Marketplace Shopping Center

Worcester St 9



Bernardi Honda Natick

Speen St



W Central St 135



Koko Fit Club

Fisk Pond



Liberty Ice Cream

232 Pond Street

Pond St

